



Comprehensive Plan Committee  
June 11, 2018

# SA Tomorrow: Foundation for sustaining and managing our community's growth

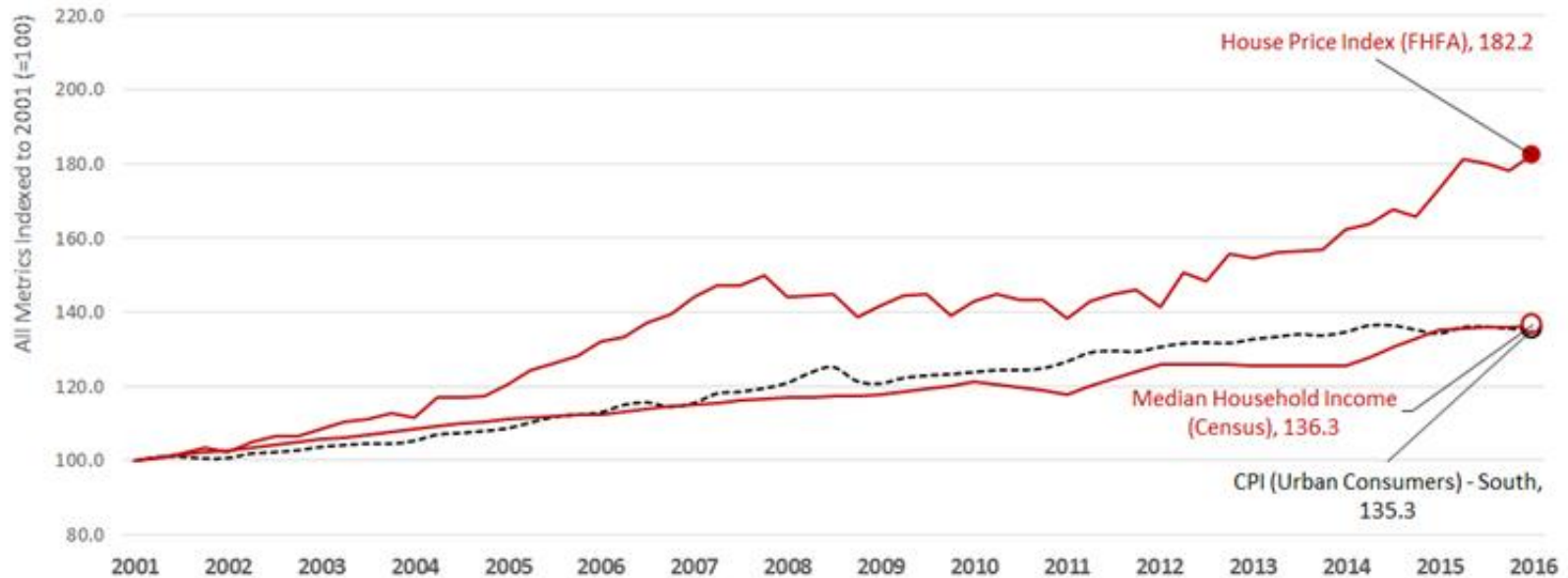
**SA Tomorrow: SA2020, 2013 Comprehensive Needs Assessment, Dynamic and Diverse Neighborhoods, Other**

## **Mayor's Housing Policy Task Force: Comprehensive & Compassionate Housing Policy Framework**

- Aligns to SA Tomorrow & Builds on Past Efforts
- Strategic Roadmap with Highest Level Housing Priorities
- Implementation and Specific Action Steps
- Tools and Best Practices



# The Housing Problem: Housing Costs Outpacing Incomes



Source: U.S. Census ACS, HUD, FHFA, BLS; Economic & Planning Systems

H:\173118-San Antonio TX Housing Policy Framework\173118-index-051918.xlsx[TABLE 1 - Index Summary]

# When is it not affordable?

**Cost burdened housing:** When a household pays more than 30% of their income for housing.



## 165,000 San Antonio Households are Cost Burdened

- 21% homeowners
- 48% renters

# Collective Vision

A place of opportunity for all current and future residents...

...meaningful participation in decisions that impact where people live

**Everyone will have a place to call home.**

...healthy neighborhoods, connected communities, and shared prosperity.

Housing...safe, affordable, and stable delivered through a **sustainable system.**

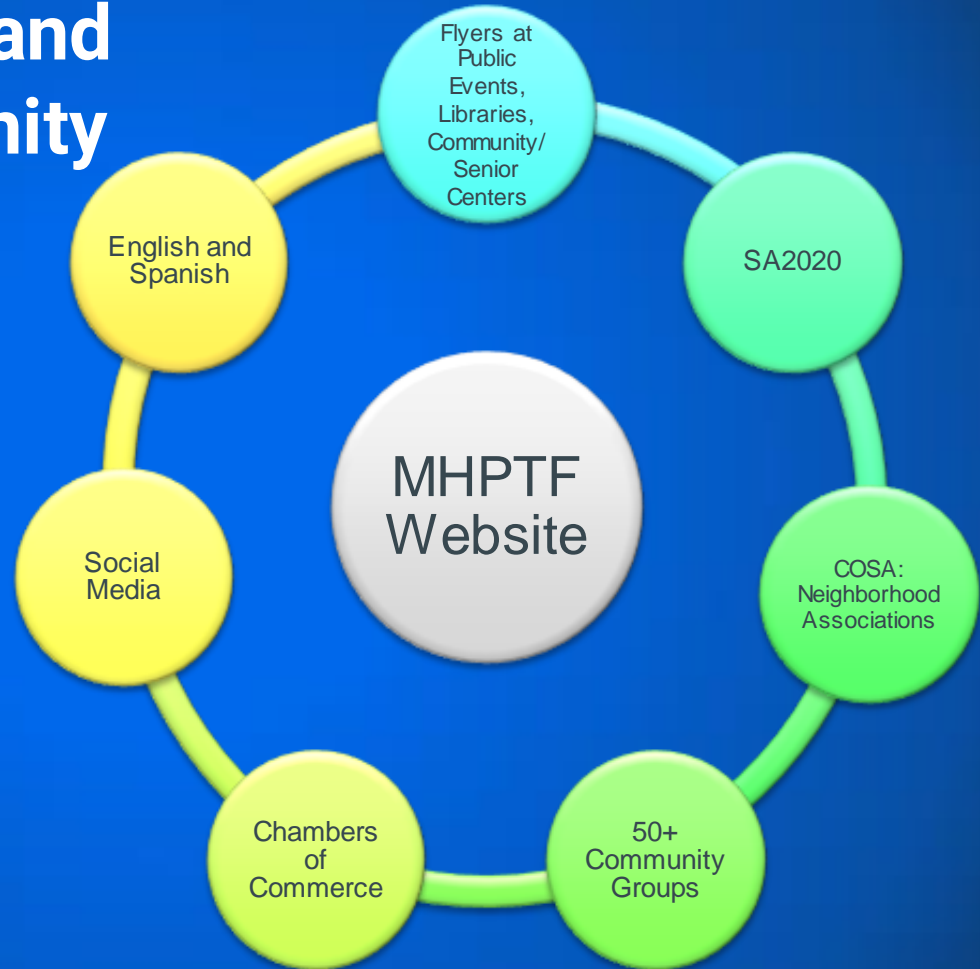


# COMPREHENSIVE:

Bottom Up, Inclusive,  
Informed by Community,  
Data-Driven, National Best  
Practices



# Extensive Outreach and Meaningful Community Engagement







**Public Working Meetings: Inform, Educate, & Elevate Housing**



**Public Input: Comprehensive. Compassionate.  
Action Driven.**



# National & Local Technical Support



National  
Association of  
Latino Community  
Asset Builders  
(NALCAB)



Economic  
Planning Systems





LISC San Antonio



Mayor Ron Nirenberg's Office • City of San Antonio Staff



# Technical Working Groups



Coordinated Housing System

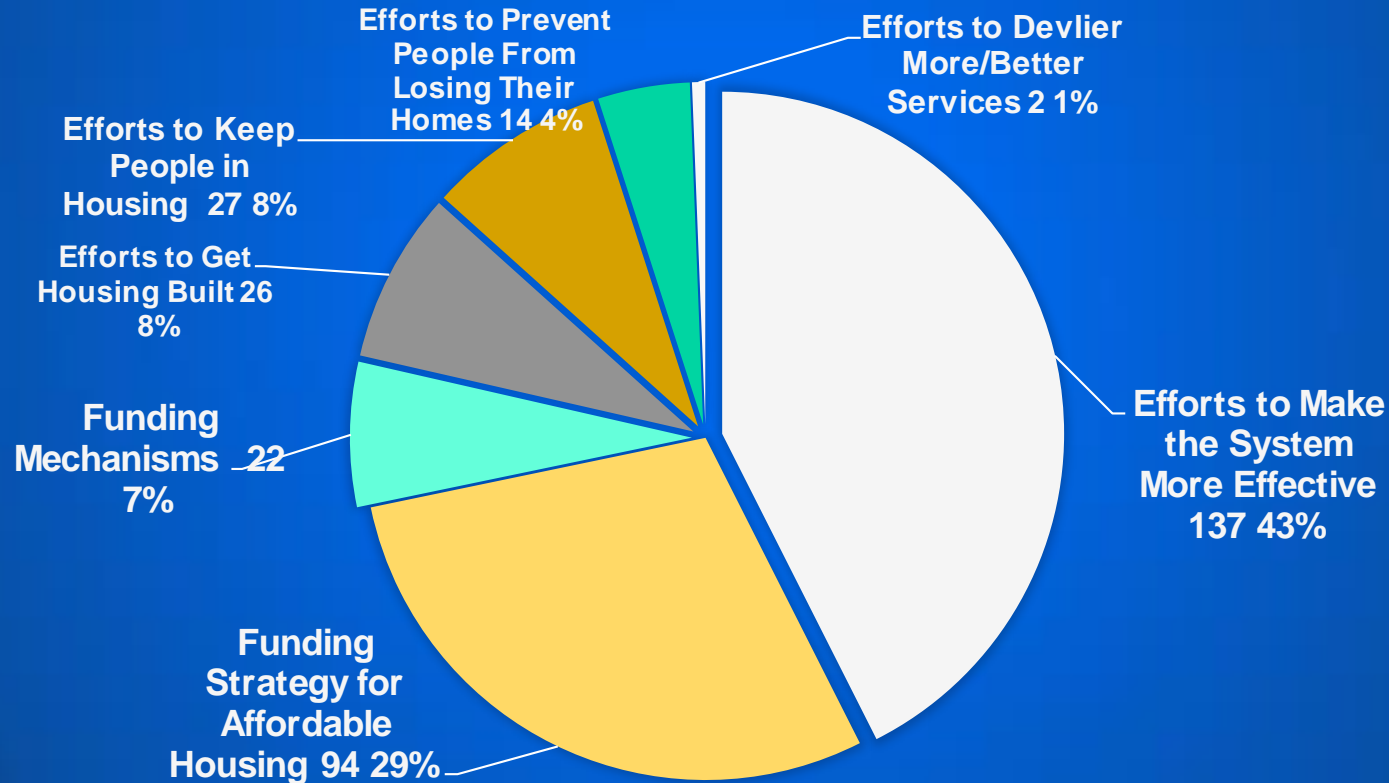
Resilient Neighborhoods

Barriers to Development

Funding and Financing

Special Populations

# Technical Working Groups: Recommendations



# Overarching Themes



● Invest in improving the housing eco-system, capacity and accountability

● Establish dedicated sources of funds for housing preservation and new construction

Restructure city strategies for deploying housing funds to address overall housing need

Protecting neighborhoods and mitigating displacement

Invest in efforts that improve the regulatory environment





Task Force is identifying highest level housing priorities.

# Next Steps

## June 2018

Community Plan Committee Input

Task Force finalizes housing policy recommendations, identifies highest priorities, implementation approach.

- **June 20:** City Council B Session

## July 2018

**Task Force issues Executive and Community Impact Reports**

Housing Policies, Problem Statements, Implementation Strategy & Action Steps, Tools and Best Practices

## August 2018

Comprehensive Report Released

- Council considers and deliberates



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